

# Catawba County Government

## PLANNING, PARKS & DEVELOPMENT

### ANNUAL REPORT 2010



*"Keeping the Spirit Alive Since 1842!"*

# ACKNOWLEDGEMENTS

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# TABLE OF CONTENTS

INTRODUCTION .....1

PLANNING DIVISION ACTIVITIES .....2-9

PARKS DIVISION ACTIVITIES .....9-11

SUBDIVISION ACTIVITY .....11-14

REZONING ACTIVITY .....15

OTHER PLANNING BOARD ACTIONS AND ACTIVITIES .....15

BOARD OF ADJUSTMENT ACTIVITY .....16

ZONING ACTIVITY .....17

RESIDENTIAL PERMIT HISTORY.....18

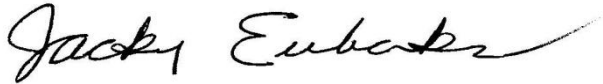
## INTRODUCTION

The Catawba County Planning, Parks and Development Department has prepared its annual Report for 2010. In this report, you will find numerous activities and projects that the department has been involved with over the past year. The department continues to broaden its scope of services by placing a greater emphasis upon: community and economic development, regional planning in the areas of parks, transportation, corridor studies, master plans and seamless development regulations. The staff is committed to an on-going process of working with a wide range of stake holders. The objective is to maintain a balance between the public and private interest while helping to safeguard and enhance the quality of life for all of our citizens in these uncertain economic times.

To learn more about the Department's activities and accomplishments please review the enclosed report. We also welcome you to contact the Catawba County Planning and Development Department at (828) 465-8380 or refer to the County's web page at:

[www.catawbacountync.gov/depts/planning/](http://www.catawbacountync.gov/depts/planning/)

Sincerely,

A handwritten signature in black ink, reading "Jacky Eubanks". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Jacky Eubanks, AICP  
Director of Planning, Parks and Development

## PLANNING DIVISION ACTIVITIES

### Lake Norman Regional Bicycle Plan

In late 2007, the bicycling community lobbied the State to develop more and longer bicycle routes in North Carolina. Funds were appropriated to develop regional bicycle plans which would stimulate economic development and tourism opportunities. NCDOT approached Centralina COG in 2008 to discuss reexamining an earlier Lake Norman Bike Route (LNBR) Plan. Centralina COG began the planning process to conduct an expanded study in early 2009 for what will be the State's first regional bicycle plan.

The LNBR Plan was developed over a course of a year using input from a Steering Committee consisting of representatives from the four counties and six municipalities around the Lake. Catawba County was represented on the LNBR Plan committee by Mary George, Assistant Planning Director and John Marshall, Unifour RPO Transportation Planner from the Western Piedmont Council of Governments. One of the first tasks of the Committee was to establish a vision for the Plan:

“a continuous, multi-jurisdictional bicycle route that will encircle Lake Norman and connect with neighboring communities, destinations, and the various bicycle facilities, in order to provide a safer, useful, and attractive transportation and recreation resource for a wide range of users within the surrounding four-county region.”

In determining the designated bicycle route, the Steering Committee looked at six factors, utilizing their own knowledge and input received from a series of public meetings. These factors were:

- 1) simplicity for user
- 2) safe routes
- 3) scenic viewsheds
- 4) off-road linkages
- 5) utility for transportation and/or recreation
- 6) coordination with existing plans and future projects



The route was then broken up into 52 segments which were evaluated to define an initial route and an ultimate route. The initial route includes the segments that can be completed in the short-term. The initial route is 89 miles long with 3-miles of off-road trail segments. The ultimate route is the ideal route that will eventually be possible. This route will be 117 miles long with 16 miles of off-road segments. After designating the route, the Plan identified the priority for the route's 52 segments to be implemented based upon nine variables such as safety, linking residents to destinations, demand, scenic view and cost-effectiveness.



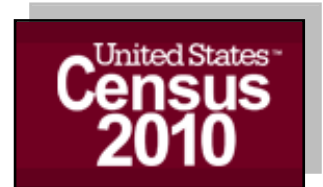
Relative to Catawba County, the LNBR Plan identifies 15.6 miles of initial route and 32.3 miles of ultimate route, which is broken up into 11 segments. The route is primarily planned for on-road facilities; however, the County has begun development of its Carolina Thread Trail (CTT) greenway master plan which may identify off-road opportunities. These could be incorporated in the future once the CTT plan is adopted. Of the 11 segments in the County, four ranked as a medium priority and seven as a low priority primarily due to safety and cost effectiveness of widening existing roads. Included in the Plan is a Catawba County

signature route, referred to as the “Catawba Run.” The “Catawba Run” traverses the western shore of Catawba County from Hudson Chapel Road to Sherrills Ford Road and Slanting Bridge Road. This route connects to Iredell County and forms a north/northwest rural excursion around the Lake. This signature route will also be highlighted in the LNBR brochure and includes destinations and side excursions such as Bunker Hill Covered Bridge and Murray’s Mill.

The final LNBR was submitted to local governments for endorsement in early 2010 (Catawba County endorsed in February 2010) and was approved by NCDOT in June 2010. Since adoption of the plan, a standing committee called the Lake Norman Regional Bicycle Route Task Force has been established to help implement the goals of the regional bicycle plan. One of the first steps is the installation of signage for the routes which will be completed by NCDOT in 2011.

### **2010 Census**

Staff participated with the U.S. Census Bureau to ensure that the Bureau obtained an accurate population count for Catawba County during its decennial 2010 census. An accurate count is important in order to receive equitable federal monies for government-supported programs and provide accurate demographic data for planning purposes. The planning department served as the local designated census liaison by participating in the Local Update of Census Addresses (LUCA) program. County planning staff coordinated the review of the Census Bureau's address list with the GIS/E-911 Department and appealed over 1,000 addresses. This final address list was used to mail census forms to residents throughout the County. Additionally, Planning staff facilitated a Countywide Census Complete Count Committee. Census promotional items were purchased with grant money and were distributed countywide, especially to special populations such as the Hmong, Hispanic and elderly. A YouTube video was also produced and distributed showcasing “Happy the Clown” filling out his Census form. The efforts of the Complete Count Committee were successful in that the County’s Census response rate went from 72% in 2000 to 77% in 2010. This was higher than the State average response rate of 74%.



### **Multi-jurisdictional Hazard Mitigation Plan**

The Federal Disaster Mitigation Act of 2000 and North Carolina Senate Bill 300 require local governments to develop hazard mitigation plans to remain eligible for pre-disaster and post-disaster funding through the Federal Emergency Management Agency (FEMA). The initial local mitigation plans were to be approved by FEMA prior to November 1, 2004 for communities to remain eligible for post-disaster assistance. Catawba County, along with the municipalities in the County, adopted its first multi-jurisdictional hazard mitigation plan in September 2004. The adopted plan was approved by FEMA in April 2005 and remained in effect for five years. FEMA requires plans to be updated every five years in order to remain eligible for disaster assistance money.

Under the Federal and State legislation, a locally-adopted hazard mitigation plan is to address actions to be taken over the next 10-15 years which reduce or eliminate the long-term risk to human life and property from hazards. The mitigation plan is aimed at reducing impacts due to natural hazards, such as floods, hurricanes and tornadoes, and not manmade disasters such as technological accidents or acts of terrorism.

In early 2009, a Multi-jurisdictional Hazard Mitigation Committee was formed to begin the process of updating the County’s 2004 plan. A FEMA hazard mitigation planning grant was secured to develop the plan update. Representatives from Catawba County and the cities of Brookford, Catawba,





Claremont, Conover, Hickory, Longview, Maiden and Newton participated in the update of the countywide plan. Outside agencies, including the American Red Cross and the Contingency Planning Association of the Carolinas (CPAC) were also invited to participate in the planning process. The committee focused on three distinct elements which are required components of the plan: 1) risk assessment; 2) capability assessment; and 3) mitigation strategies.

The specific mitigation strategies developed for Catawba County were identified through coordination of many departments/agencies including: Emergency Services, Fire Marshal, Planning, Parks & Development, Utilities & Engineering, Social Services, Public Health, Cooperative Extension, Forest Service and the American Red Cross. Also included in the updated plan is a status report of the adopted strategies from the 2004 plan. Overall, the County has implemented many of the strategies identified in the 2004 plan, subject to availability of funding.

Public input was solicited during the development of the plan. This included an initial public meeting on May 29, 2009 with approximately a dozen individuals in attendance. To further solicit public input, a survey was distributed countywide through the city and county offices and on local government's web sites. The survey generated 75 responses which were used in the development of the mitigation strategies.

The Hazard Mitigation Committee reviewed the input received from the public meetings and finalized the plan in September 2009. The plan was then forwarded to the North Carolina Division of Emergency Management (NCDEM) in October 2009 for a coordinated review with NCDEM and FEMA. The Plan was adopted by all the participating local governments in May 2010 with the FEMA approving the plan in July 2010 for another 5-year period. The Hazard Mitigation Committee will continue to meet annually to review the status of outcomes and identify any necessary amendments to the plan prior to the next scheduled update in 2015.

### **Carolina Thread Trail**

Staff is an active participant in regional planning meetings and continues to serve in leadership positions on Boards relative to environmental quality and quality of life, such as the Catawba-Wateree Relicensing Coalition and the Foothills Conservancy Board of Directors. In addition staff also is a member of the Carolina Thread Trail (CTT) Advisory Council, which is a committee established to provide technical guidance in the development of a regional trail network throughout a 15-county region in North and South Carolina.



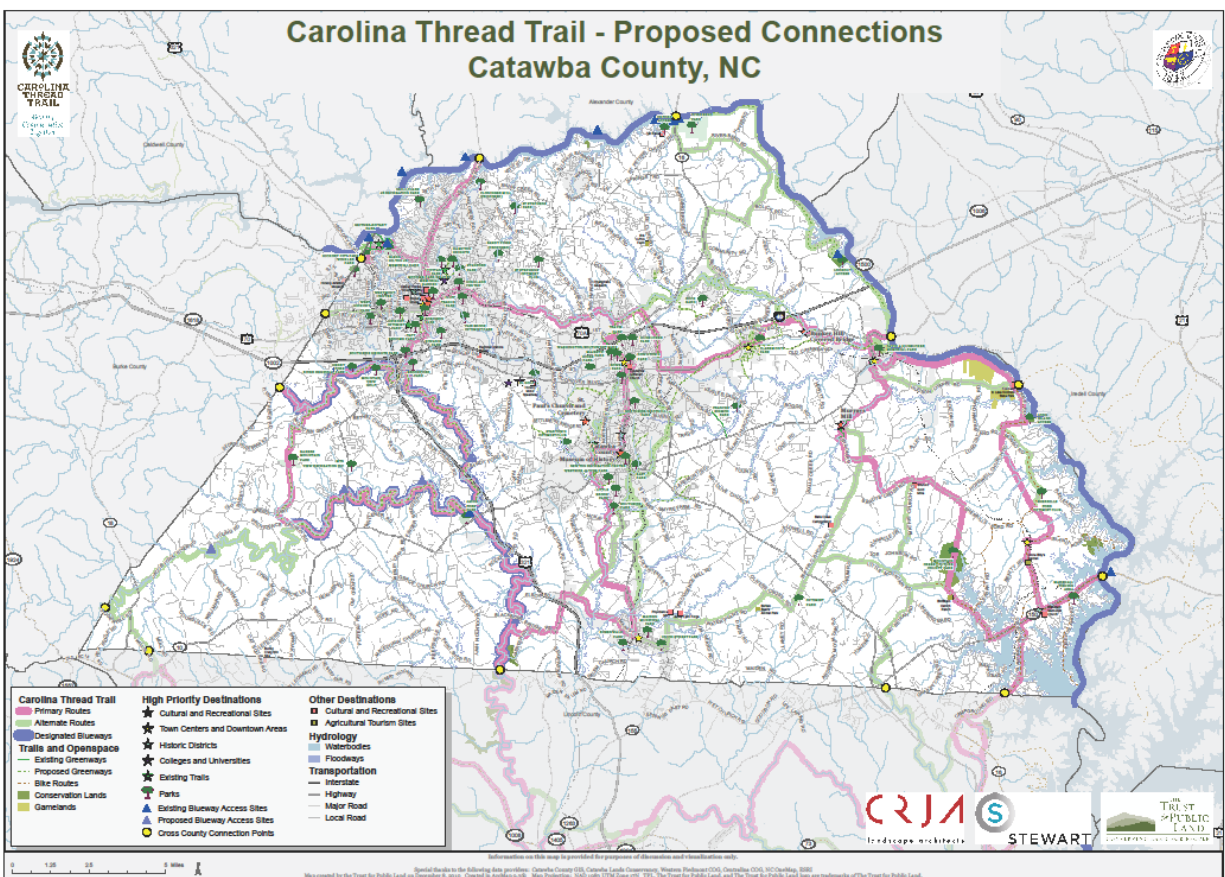
County Planning staff obtained a grant to conduct a countywide greenway master plan to identify segments of the Carolina Thread Trail throughout the County. The planning process began in late 2009 with the appointment of a 35-member Steering Committee whose task was to evaluate different trail segments and prepare a draft plan recommending the key thread trail locations in the County. The Steering Committee had its kick off meeting in November 2009 and conducted community forums in late January 2010 to provide input on trail destinations and locations. The top-ranked locations in the County included: Murray's Mill, Bunker Hill Covered Bridge, the SALT Block and the Catawba River. Attendees at the community input meetings also were given an opportunity to

draw their preferred route for the Thread Trail. Input received from the approximately 100 citizens attending the community meetings, the 284 on-line survey respondents, stakeholder walks and existing community recreation plans was used by the Steering Committee in drafting its recommended CTT route. Similarly, upon completion of a draft map, the Steering Committee conducted community forums in June 2010 to receive input on the proposed CTT routes. The final plan was presented to all 8 participating jurisdictions and was adopted by each local government at the end of 2010.



The recommended CTT route represents 126 miles of trails connecting destinations throughout the County. These routes are depicted as a ¼ mile wide swath since actual trail alignment will depend upon existing conditions, availability of land, rights-of-way, landowner interest and future opportunities. Also included in the Plan are 112 miles of secondary routes which are alternative CTT routes or trails providing additional connectivity. Approximately 56,500 people, which is over 1/3 of the County's population, live within ½ mile of the proposed Thread Trail network. Many of the County's priority destinations are within a ¼ mile distance, including 90% of the town centers, 100% of the historic districts, 50% of the colleges and universities and 75% of the identified agricultural tourism sites. The Thread Trail route utilizes a broad mix of corridor types to provide a diverse experience:

Riparian (river) corridors	45%
Road rights-of-way	23%
Sidewalks	21%
Utility easements	5%
Miscellaneous corridors	3%
Existing greenway trails	3%

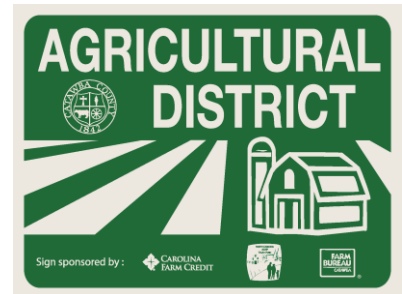




With adoption of the plan, the next step is to transition the Steering Committee into the Trails Advisory Committee who will oversee the plan implementation. Upcoming activities are the submission of CTT applications for construction grants and a signing event in the County.

### **Voluntary Agricultural Districts & Farmland Preservation**

Catawba County adopted a Voluntary Agricultural and Enhanced Voluntary Agricultural District (VAD) Ordinance in October 2008. Included in the ordinance was the establishment of an advisory board of farmers and others with farming interests to approve new districts and provide input on agricultural issues. This new agricultural advisory board was appointed by the Board of Commissioners in January 2009. In beginning its work, the Advisory Board expressed its interest in providing a wide outreach program to promote the new ordinance to encourage participation in the VAD program and to educate the public on the location of active farms. With a successful Agricultural Development and Farmland Preservation (ADFP) grant received in 2009/10, planning staff again prepared an ADFP grant for the 2010/11 fiscal year. This grant included four tasks: conduct an additional landowner workshop to promote the program and land preservation strategies; outreach to municipalities to consider adoption of a VAD program; an agri-tourism day to educate the general public about sustainable agriculture in the County and a newsletter for VAD program participants. Two of these tasks were completed in 2010: the landowner workshop and the municipality outreach.



The first activity conducted under the ADFP grant was a Landowner Preservation workshop which was held on August 4-5, 2010. The August 4 session was an educational workshop where the 81 attendees were provided information on the County's voluntary agricultural district program, conservation easements, tax incentives, estate planning and succession planning. Experts from the County, NC State, NC Farm Transition Network and Foothills Conservancy Land Trust presented at the workshop. A follow up survey completed by attendees showed that they greatly appreciated the workshop and that as a result of the information received they would take action to help tax shelter their land or seek counsel to prepare a will and plan their estate with input from family members. The attendees also indicated that they would like to continue receiving annual updates on the topics covered since the tax laws change frequently. On the second day, fourteen families met individually with estate planning professionals to talk specifically about their financial needs.

The next activity associated with the ADFP grant was a workshop for municipal representatives held on October 21, 2010 which educated attendees about the importance of the local agricultural economy and how the cities can participate with the County in its Voluntary Agricultural District program. Municipal representatives that attended included planning staff, managers, mayors and council persons. The goal of the workshop was to encourage the cities to adopt a local voluntary agricultural district ordinance which can be jointly administered between the County and the cities. The County's current ordinance does not apply to the cities' extraterritorial jurisdiction (ETJ); therefore, the cities were asked to consider adopting a voluntary agricultural district program in their city limits and/or

ETJ. Approximately 15 representatives from the cities attended the workshop and all were supportive of reviewing the opportunity to apply the VAD program within their jurisdiction. An additional presentation was made to the city managers at their monthly meeting to further educate them about the opportunity to work with the County on a joint VAD program. Currently, the cities have presented the concept of the VAD program to their respective Councils and are reviewing a Memorandum of Understanding to execute with the County. It is anticipated that all six jurisdictions which have farmland in their area will participate in the program.



In addition to outreach, the Agricultural Advisory Board approves applications for the general and enhanced VAD program. Following are the program statistics as of the end of 2010:

	2010 Statistics				Cumulative in Program		
	# of Landowners	# of Acres	# of Parcels	# of Acres Denied*	# of Landowners	# of Acres	# of Parcels
<b>Voluntary Program</b>	18	2,580.27	51	97.39	52	6,882.30	146
<b>Enhanced Program</b>	1	106.07	2	0	9	583.36	21
<b>TOTALS</b>	19	2,686.34	53	97.39	61	7,465.66	167

\* Acreage denied due to property being located in the jurisdiction of a municipality or didn't qualify for present-use program

The next step for the County is to prepare a Farmland Protection Plan which will address sustaining agricultural land in the County. The Plan would primarily focus on agricultural economic development to recruit younger farms and provide tools for farm transitioning in the County. With the average age of farmers in the County being 59 years old, it is important to develop ways to help sustain the agricultural economy in the County. In December 2010, staff applied for an ADFP grant for FY 2011/12 to develop the plan with the assistance of an agricultural economist.

### **Mtn. Creek Property**

During the Duke Energy Relicensing process, Catawba County identified a 589-acre tract of land on the Mountain Creek arm of Lake Norman owned by Carolina Centers/Crescent Resources which would be suitable for the County's fourth passive recreation park. As part of the relicensing agreement, Duke Energy agreed to provide financial assistance up to \$1.14 million to acquire the Mountain Creek tract.

In order to secure the remaining funding necessary to acquire the Mountain Creek tract, the County negotiated a development agreement with Crescent Resources as part of the rezoning of the Village Center at Highway 150 and Slanting Bridge Road. The development agreement required Crescent Resources to act in good faith to secure funding through public sources, such as the Clean Water Management Trust Fund (CWMTF), to acquire the 589-acre Mountain Creek tract. A Clean Water grant application for additional funds to acquire the Mountain Creek tract was submitted in January 2008 and was subsequently approved by the Trust Fund in November 2008. Due to the State's budget shortfall, Clean Water was unable to execute the grant agreement and release funds until April 2010.



Upon receipt of the grant agreement, Planning staff began working on the necessary due diligence for completion of the Mountain Creek transaction. This included: surveying, appraisals, environmental reports, baseline reports and draft conservation easements which were prepared and submitted to Clean Water for review and approval. As part of the grant agreement, the Mountain Creek tract is under two separate conservation easements. The buffer area along Lake Norman and the interior creeks, consisting of 282.274 acres, is covered by a Clean Water conservation easement. The remaining 306.983 acres of upland area is covered by a Catawba Lands Conservancy

easement. Both easements allow the County to use the land for its passive recreational park with associated amenities, such as a park office, access roads, trails, swimming, passive camping, etc.

The financial commitments associated with the acquisition of the Mountain Creek tract required the property to be closed by December 31, 2010. The final documents were recorded at the Register of Deeds office on December 21, 2010. With the County having ownership of the property, the land is now permanently protected. The next step will be to develop a more detailed passive park plan for the property. Due to limited grant sources, it is anticipated that the park will not be developed for at least 5 years.

### **Housing Grants**

The Scattered Sites Grant Program is designed to assist homeowners in Catawba County who are low income. The objective is to provide housing rehabilitation assistance as a first priority. Acquisition, clearance and administration are eligible activities. Catawba County received its inaugural \$400,000 grant in 2003 which is awarded every three years on a non-competitive basis from the North Carolina Department of Commerce – Division of Community Assistance to address substandard housing and was assisted by the Western Piedmont Council of Governments in administering the project, under the direction of the Planning Department. The current 2009-2011 grant rehabbed 3 units, 8 emergency repairs and 1 clearance/relocation in 2010.



The County is currently sponsoring an Urgent Repair Program with a \$75,000 Rehabilitation and Energy Efficiency Program grant to assist low-income citizens with urgent repairs. This Program was funded in 2009-2010 by the North Carolina Housing Finance Agency and is administered by the Western Piedmont Council of Governments (WPCOG) under the direction of the Planning Department. This project assisted 17 households in 2009-10.



The County received \$70,000 from the Department of Commerce, Division of Community Assistance for the Individual Development Account Unifour 1<sup>st</sup> Time Homebuyer Program (IDA). This grant is for three years which began October 2009 and ends in December 2012. The funds are used for down payment assistance (\$1,000 per person). In 2010, three clients were served by this grant.

## **PARKS DIVISION ACTIVITIES**

### **Park Attendance, Operations, and Events**

The year 2010 marked several changes for Catawba County Parks Division. Past calendar year 2009 had been a milestone year with attendance reaching record highs, serving 144,041 patrons which marked a 63% increase over 2008 park usage. However, due to budget constraints, park hours had to be reduced from a six-day a week schedule to a four-day a week schedule beginning July 1, 2010. Attendance numbers data showed a 34% downward trend for the period July 1, 2010 to December 31, 2010 as compared to 2009/10 attendance for the same period.

Although park hours have been reduced, daily attendance has increased, most likely due to the poor economy. Patrons who typically were weekly visitors are coming to the parks daily; many say they are visiting oftener because they have become unemployed and need the outlet the parks provide.



The parks continue to receive help from volunteers, interns and Eagle Scouts. A particular volunteer worked on about 1 ½ miles of trail. Two interns logged in a total of 230 hours during the year. In addition, an Eagle Scout raised \$2,500 by sponsoring a spaghetti dinner fundraiser, and with the help of his troop, installed 11 benches at various trail intersections and along the river at Riverbend.

Several events have taken place in the parks throughout the year, including the Run for Congo Women, cross country events sponsored by local schools, and outdoor emergency response training. Programs have been conducted by park staff which include elementary school presentations, monthly birdwalks, wildflower and tree identification walks, geology and nature walks, native wildlife and habitat preservation programs, Sights and Sounds on the Mountain, and the Junior Ranger's 4-H Club. Parks e-newsletter subscriptions steadily increase.

### **Survey**

The Parks Division created a survey to measure the park's success and identify ways to improve park services. The survey was designed to measure quality of services as opposed to quantity of services. Internet address cards were created for patrons to take home, allowing them to fill out the surveys at their convenience, and subscribe to the e-newsletter.

Results of the survey indicated the following:

- The most popular park activity was hiking/walking/trail use; followed by wildlife observation/birding.
- Most people (94.7%) were very satisfied or satisfied with the activities offered in the parks,

- and 91.9% were satisfied with their overall park experience.
- Most (93.2%) felt trails and grounds were well maintained, and 89.4% felt staff was courteous and helpful (6.6% had neutral opinions or no contact with staff).
- However, even with these complimentary ratings, only 41.3% said they would recommend the parks to others; 20.0% were neutral; and 38.6% said they would not recommend the parks. Upon examination of the comment section, many stated they would not recommend the parks because of limited hours of operation.
- When specifically asked if park hours met their needs, 93.4% said needs were not met.

### **Parks Advisory Committee Goals**

The Parks Advisory Committee meets on a quarterly basis to develop a strategy for implementing the Parks Master Plan goals. The Committee is exploring methods to market the parks, demonstrate that passive parks offer greater benefits than that of simply providing entertainment, and provide the connection that can help resolve other issues facing society. For instance, economic development can be enhanced with the parks since the County park system shows the area is progressive, which in turn makes the area attractive to potential employers. Health care costs are rising and society is dealing with increasing rates of obesity and diabetics; the physical activity offered in the parks can promote wellness by providing appealing walking trails, accessible to people of any age and economic status. The parks promote enjoyable yet healthy lifestyles; people can improve their health while watching a variety of fascinating birds or exploring nature as part of a family event.



Since these are hard economic times for all government and private entities, the Committee is exploring the possibility of forming mutually beneficial partnerships and creating a mechanism to allow for private park donations. A branding campaign is being explored in order to further capitalize on parks' strengths. The Committee holds ongoing discussions to increase awareness of the parks, determine desirable programs for area residents, and promote economic development through tourism.



### **Partnerships**

Several partnerships have been formed between the parks and other departments and agencies. Catawba Valley Community College (CVCC) does in-depth erosion control studies; they are working



toward reducing erosion problem areas at Riverbend. The Board of Commissioners approved waiving the annual dog park permit fee for one-year, on each dog adopted through Catawba County Animal Services. The parks worked with the Council of Governments and



the Unifour to obtain a grant from the North Carolina Regional Trails Program (RTP) to create and print user maps of existing and proposed trails throughout the four-county region. Lenoir-Rhyne has been contacted to explore the possibility of using Catawba County Parks for a marketing class community service project. The parks partnered with the Hickory Metro Convention and Visitors Bureau and Charlotte Metro Department of Tourism to be included in Charlotte's *Pure Carolina* tourism publication. Riverbend and Bakers Mountain Parks were listed as



birding sites on the *NC Birding Trail* book and website. The “Trail” is a motor route featuring exceptional birding locations throughout NC, species one might encounter, and birder friendly businesses. Ongoing discussions continue with property owners adjoining Bunker Hill Covered Bridge to purchase land to allow the County to build an office, meeting room, and restroom facilities. The resulting partnership between Catawba County Parks and Catawba County Historical Association would allow a visitor to learn from the historical expertise of the Historical Association while gaining knowledge on the natural environment from the Parks Division.

## **SUBDIVISION ACTIVITY - 2010**

Major subdivisions, generally new subdivisions where new roads are proposed, are reviewed in a two-step process. The preliminary and/or sketch plat is reviewed by the Subdivision Review Board (SRB) and the final plat is an administrative process reviewed and approved by planning staff. Minor and family subdivisions do not involve the construction of new roads and are reviewed and approved in a one-step process by planning staff. Subdivisions with more than three lots fronting an existing State road are major subdivisions by definition and therefore required to be reviewed by the SRB.

There have been many economic challenges over the past year and with that the amount of subdivision development has significantly declined. While there are still small subdivisions that are being processed, there has been one new request and approval on new major subdivisions. There have been three major subdivisions that finished phases or completed their projects this year. As a part of those approval there was one fee-in-lieu of open space payment in the amount of \$2,482.00.

The SRB convened 2 times in 2010. The following is a breakdown of subdivision activities for both the SRB and planning staff.

### ***SRB Approvals***

The SRB approved 1 preliminary plat approval and 1 plat vacation.

### ***Administrative Approvals***

Although final plat approval is not a SRB function, conditions placed on a subdivision at the preliminary SRB review directly affect final plat approvals. Planning staff approved 3 final plats for a total of 19 lots.

Planning staff also approved 80 plats that were “other than” major final plats, totaling 94 lots. These included plats for family/estate subdivisions, minor subdivisions and exempt from subdivision review plats that produce new lots. Also included were plats that are exempt from subdivision review which do not produce new building lots and as such are not required by General Statute to be recorded. These include: revisions plats, recombination plats of existing lots, divisions of land that are exempt from subdivision review, easements and boundary surveys.

The breakdown is as follows:

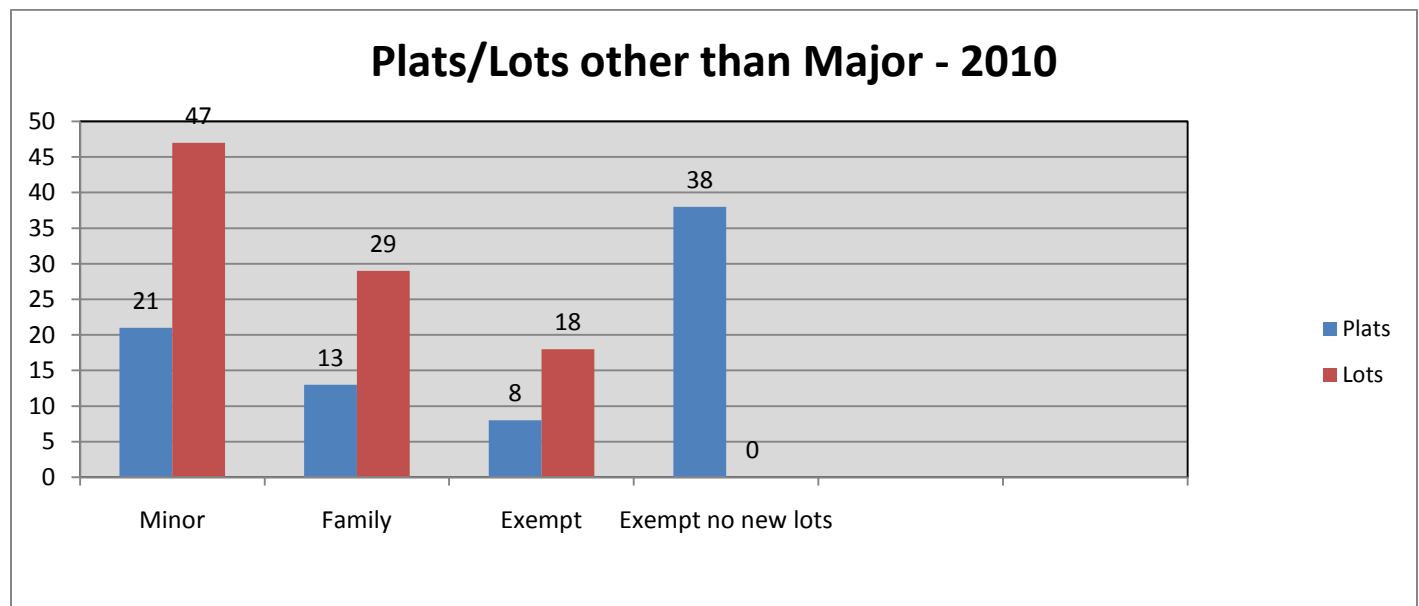
- 8 Exempt From Subdivision plats with 18 lots
- 38 Exempt From Subdivision plats without lots
- 13 Family/Estate plats with 29 lots
- 21 Minor plats with 47 lots

### ***Performance Guarantees***

The County has provisions for the posting of a performance guarantee in lieu of completion of all or part of required subdivision improvements prior to approval of final subdivision plats. During 2010, planning staff:

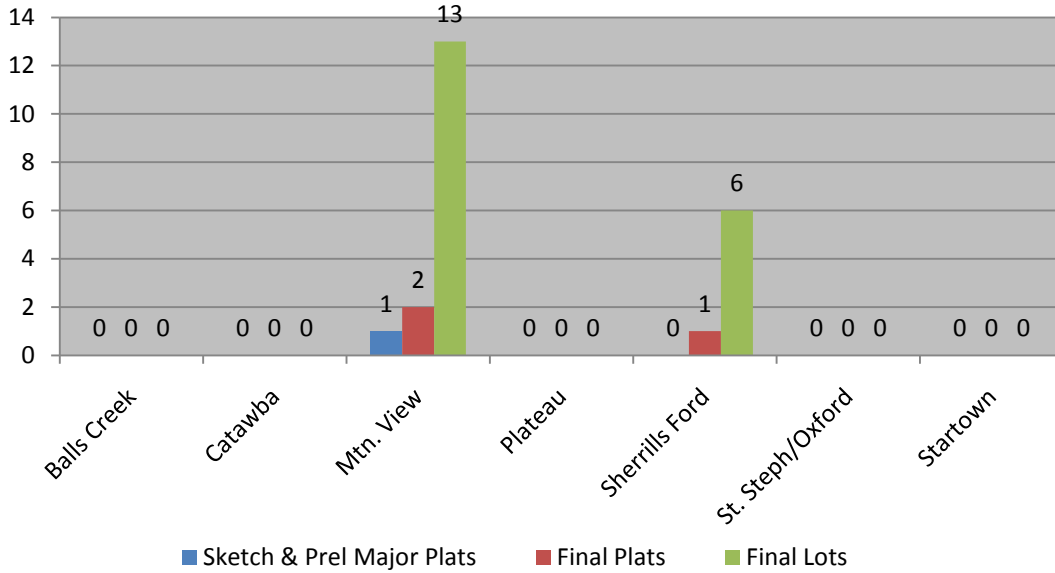
- Extended 6 performance guarantee totaling \$538,960.00
- Approved 1 new performance guarantee totaling \$34,554.81
- Released 1 performance guarantee totaling \$175, 000.00

The following graphs illustrate subdivision activity for 2010 and compares activity over time.

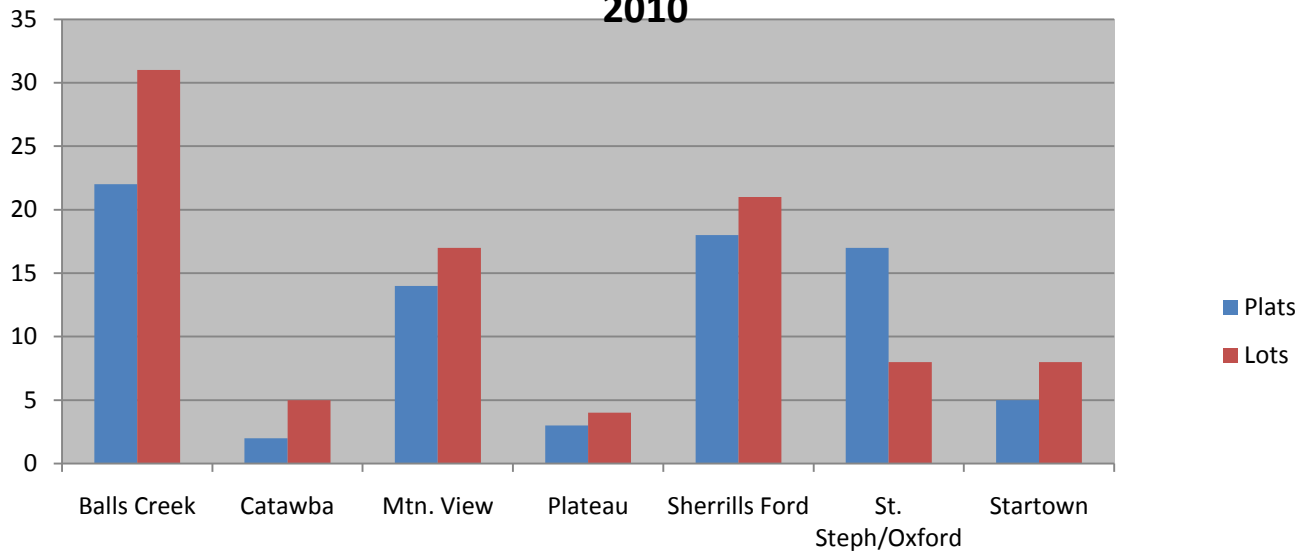


***Note: Sketch & Preliminary plats & lots are added together and only counted once either at the Sketch review or the Preliminary Review.***

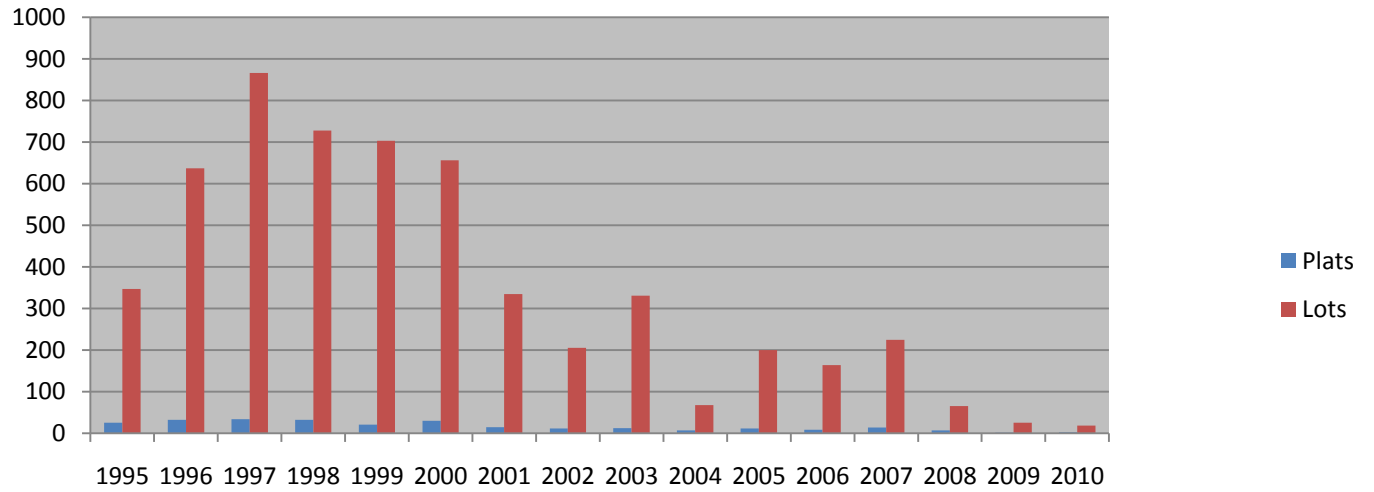
## Major Plats/Lots Approved by Small Area Planning District 2010



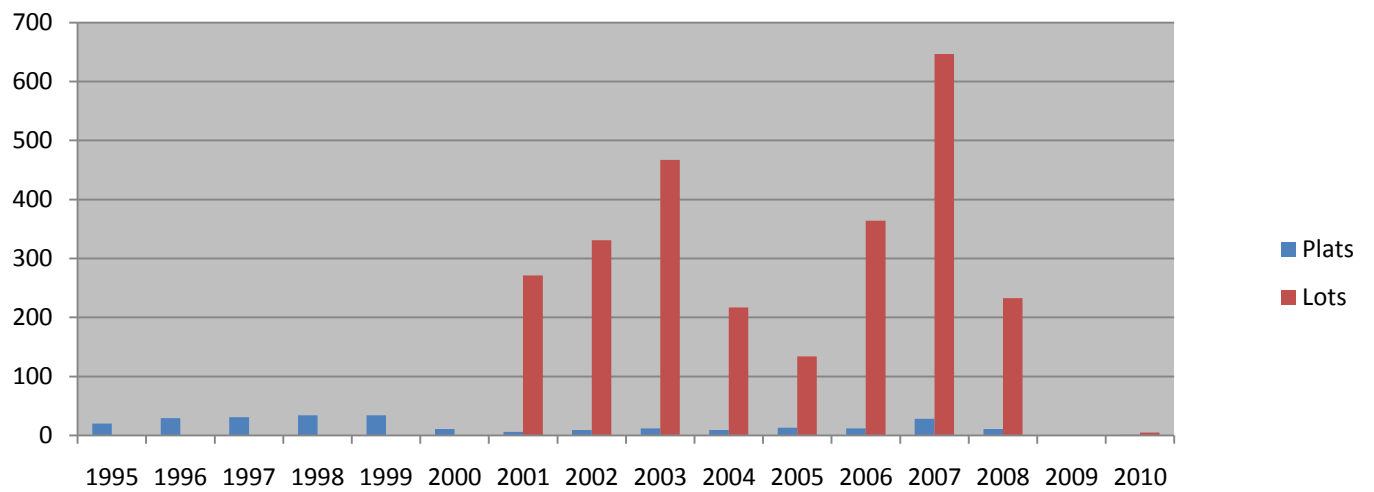
## All Plats/Lots Approved by Small Area Planning District 2010



### Final Plats Approval by Year



### Sketch/Preliminary Plat Approval by Year



## **REZONING ACTIVITY**

The following rezoning cases were presented to the Planning Board in 2010, which provided a recommendation to the Board of Commissioners. The decision noted is the final action taken by the Board of Commissioners.

### **January 25, 2010**

1. **Thomas Edwards** - rezone one parcel, approximately 1.68 acres, from R-20 Residential to RC Rural Commercial District. The parcel is located at 1052 Houston Mill Rd. in the St. Stephens/Oxford Small Area Planning District, Clines Township, and further identified by Parcel Identification Number 3734-12-87-7081. Approved by the Board of Commissioners on February 15, 2010

### **October 25, 2010**

2. **David Bumgarner and property owner, Jimmie Ray Sigmon** - rezone one parcel, approximately .86 acres, from R-20 Residential to RC-CD Rural Commercial Conditional District. The parcel is located at 3725 Sulphur Springs Road NE in the St. Stephens/Oxford Small Area Planning District, Clines Township, and further identified by Parcel Identification Number 3724-12-87-9000. Approved by the Board of Commissioners on November 15, 2010
3. **Mr. and Mrs. Berry Caldwell** - rezone two parcels, approximately 5.19 acres, from HC Highway Commercial to R-20 Residential District. The parcels are located at 7804 and 7826 E NC 150 Highway in the Sherrills Ford Small Area Planning District, Mountain Creek Township, and further identified by Parcel Identification Numbers 4617-13-04-2349 and 4617-13-04-4448. Approved by the Board of Commissioners on November 15, 2010

## **OTHER PLANNING BOARD ACTIONS AND ACTIVITIES**

### **January 25, 2010**

1. Lake Norman Bike Route Plan which includes designated bike route segments in Catawba County. Approved by Board of Commissioners on February 15, 2010.

### **July 26, 2010**

1. The Catawba County E-911 Office is requesting approval for the proposed road name of Holly Ridge Drive for an unnamed street in Bandys Township off W NC 10 Hwy. Approved by Board of Commissioners on August 16, 2010.
2. Amendment to the text of the Unified Development Ordinance (UDO) Section 44-562 On-premise signs (freestanding) to allow LED signs in residential districts for the following uses: schools, places of worship, public use facilities, community recreation and other non-profit organizations. Approved by Board of Commissioners on August 16, 2010.

### **December 6, 2010**

1. Carolina Thread Trail Master Plan for Catawba County Communities. Approved by the Board of Commissioners on December 20, 2010.



## BOARD OF ADJUSTMENT ACTIVITY

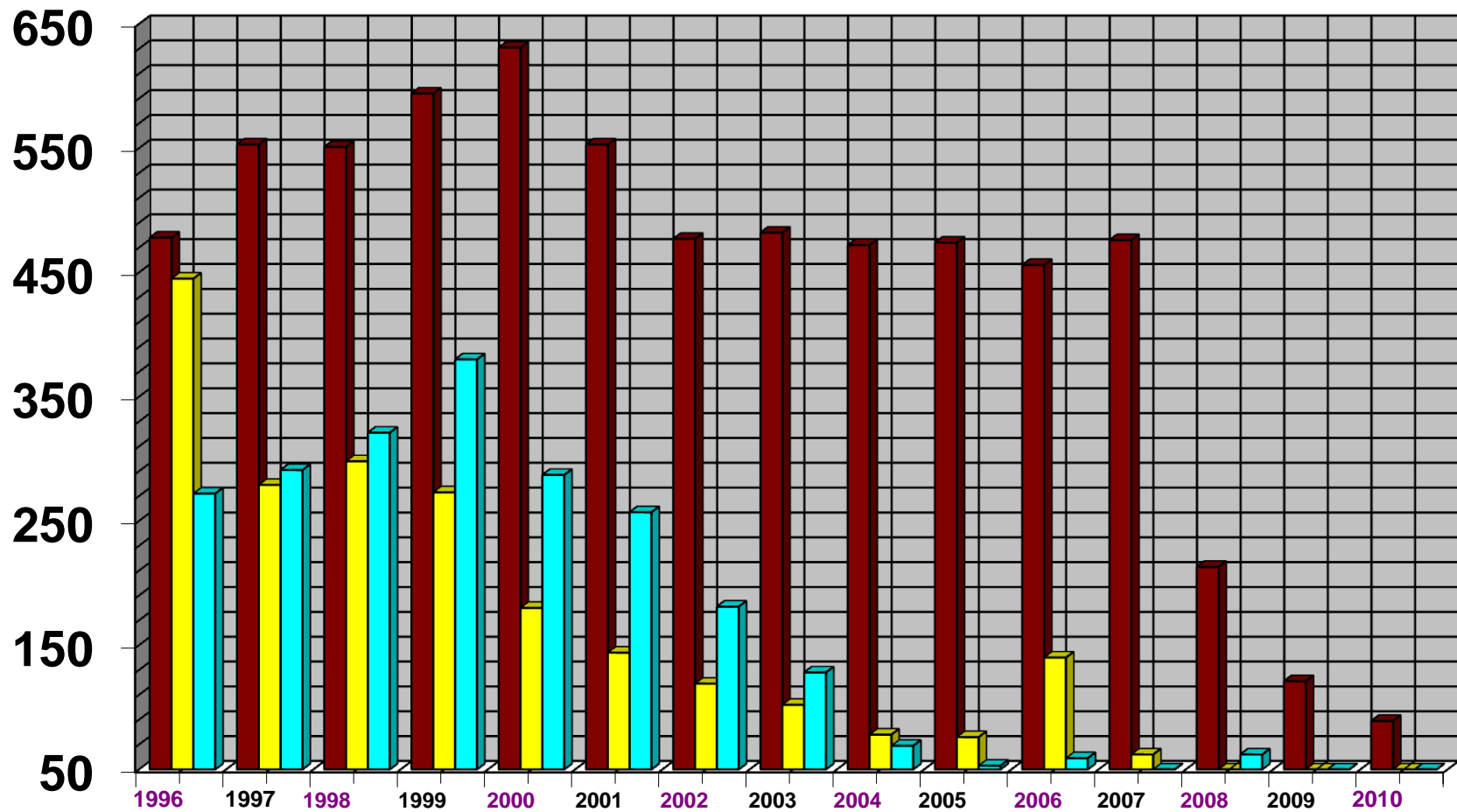
During 2010, the Board of Adjustment reviewed the following case:

### January 26, 2010

1. **Phil Bunton** - expansion of a non-conforming use for Catawba Valley Mills owned by Ashfar Enterprises, Inc. This 40.84- acre tract of land is located at 3772 Plateau Road, Newton, being Parcel I.D. 2698-04-84-9816. Approved

## 2010 ZONING ACTIVITY

<i>Permits Issued</i>	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	2010
Single-Family Dwellings	5	6	7	7	11	7	8	6	4	4	7	4	76
Modulars	1	0	1	1	0	0	0	0	2	3	2	3	13
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Class A - New Setup	0	1	5	2	3	0	2	0	3	0	1	0	17
Class A - Change out	3	0	0	1	2	4	1	0	0	0	0	1	12
Class B - New Setup	0	0	0	0	1	1	0	0	0	2	0	1	5
Class B - Change out	2	1	3	0	4	3	2	0	1	2	0	4	22
Class C - New Setup	0	0	0	0	0	0	0	0	0	0	0	0	0
Class C - Change out	0	0	0	0	0	0	0	0	0	0	0	0	0
Class D - New Setup	0	0	0	0	0	0	0	0	0	0	0	0	0
Class D - Change out	0	0	0	0	0	0	0	0	0	0	0	0	0
Class E - New Setup	0	0	0	0	0	0	0	0	1	1	1	0	3
Class E - Change out	0	0	1	0	0	0	1	0	0	0	0	0	2
Mobile Class Room	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Residential - New	1	0	1	0	0	1	1	2	1	1	1	1	10
Non-Residential - Addition	0	1	1	0	1	1	0	1	1	0	0	0	6
Non-Residential - Temporary Events	0	0	0	1	0	0	2	1	8	1	1	0	14
Non-Residential - Change of Occupancy	1	1	2	2	4	1	0	4	3	2	4	1	25
Non Residential - Accessory Structures	0	0	0	1	0	0	1	3	1	0	0	0	6
Signs	0	2	4	3	0	0	0	2	0	3	2	1	17
Home Occupation	2	0	0	0	0	1	1	0	5	4	0	2	15
Backyard Business	0	1	0	0	0	0	0	0	7	0	0	1	9
Cottage Business	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessory Structures	17	10	13	13	13	13	7	15	15	15	23	8	162
Accessory - Pool	1	0	5	3	5	3	5	5	4	0	3	1	35
Accessory/Guest House Dwelling Unit	1	0	0	1	0	1	1	2	0	0	0	1	7
Additions - Residential Structure	9	8	7	17	17	6	14	11	18	8	11	5	131
Additions - Accessory Structure	0	0	1	0	0	0	0	0	0	0	0	0	1
Alterations-Residential Structures	4	3	4	0	2	3	0	1	1	0	1	0	19
Tower - New Setup	0	0	0	0	0	0	0	0	0	0	0	0	0
Tower - Co-Location	0	0	0	0	0	0	1	0	0	0	4	0	5
Tower- Modification	0	0	1	0	0	0	0	0	0	0	0	0	1
<b>Total Permits Issued Monthly</b>	<b>47</b>	<b>34</b>	<b>56</b>	<b>52</b>	<b>63</b>	<b>45</b>	<b>47</b>	<b>53</b>	<b>75</b>	<b>46</b>	<b>61</b>	<b>34</b>	<b>613</b>



#### RESIDENTIAL PERMIT HISTORY

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Stick Built	478	553	551	594	631	553	477	482	472	474	456	476	213	121	89
Singlewides	445	279	298	273	180	144	119	102	78	76	140	62	46	27	32
Doublewides	272	291	321	380	287	257	181	128	69	53	59	47	62	35	39

**Note:** Permits for singlewide and doublewide manufactured homes include placement of new homes and replacement (switch out) of existing homes. In 2010 the following manufactured home permits were issued:

Doublewide: 17 new, 22 replacement

Singlewide: 5 new and 22 replacement meeting appearance criteria; 3 new and 2 replacement metal-on-metal